

# 2.3± ACRE COMMERCIAL LOT WITH A BUILDING SUNFLOWER COUNTY, MS

**\$499,999**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**

# THE SUNFLOWER 2.3

# PROPERTY PROFILE

## LOCATION:

- Indianola, MS
- Sunflower County
- US Highway 82 Frontage
- 26.5± Miles S of Cleveland
- 28.5± Miles W of Greenwood

## COORDINATES:

- 33.45942, -90.62606

## PROPERTY USE:

- Commercial Use
- Industrial
- Mixed Use
- Investment

## PROPERTY INFORMATION:

- 2.3± Total Acres
- 21,000± SF Concrete Parking Slab
- 32,000± SF Gravel Yard
- 8,449± SF Insulated Metal Building:
  - 1,357± SF Office Space
  - 7,092± SF Warehouse/  
Building Space
- Metal Roof
- Utilities Available

## TAX INFORMATION:

2023 - \$6,177.44

- Parcel 119J320000200



**WILSON BRITT** | LAND SPECIALIST  
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**CODY BELLAPINI** | LAND SPECIALIST  
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# WELCOME TO THE SUNFLOWER 2.3

**LOCATION, LOCATION, LOCATION!! SITUATED ON THE WELL-TRAVELED US HIGHWAY 82 IN INDIANOLA, MS IS A 2.3± ACRE COMMERCIAL SITE WITH A CONCRETE SLAB AND BUILDING.** This Sunflower County property is located just northeast of Love's Travel Stop and consists of a fairly rectangular shaped site measuring approximately 177.5'x178'.

A 21,000± square foot concrete slab foundation is in place for parking. To the east lies an 8,449± square foot insulated metal building with a metal roof, also on a concrete slab foundation. Perfect for any commercial or industrial business, the building contains approximately 7,092 square feet of open warehouse space and roughly 1,357 square feet of finished, partitioned office space with a reception area. Two bathrooms also exist. There are four new, electric roll-up doors for ease of access, with three of them being larger in the main warehouse. An additional feature is a 32,000± square foot gravel lay-down yard at the back of the property for parking or storage.



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*Information is believed to be accurate but not guaranteed.*



# MORE ABOUT THE SUNFLOWER 2.3

The property is zoned C-3, Highway Commercial District, which encompasses most of the businesses along and on either side of US Highway 82. The parcel is primarily located in a professional development with restaurants, a medical clinic, financial institution, business offices, and a church.

The property offers a level topography with access to all public utilities provided in the City of Indianola (water, sewer, electricity, natural gas, telephone, and internet services). The site is in FEMA Zone X – not a designated flood hazard area – with reduced flood risk.

With heavy road traffic on US Highway 82 and nearby US Highway 49W, your business will have ample opportunity to catch the eye of existing and new customers. The Mississippi Department of Transportation has logged the daily traffic count at 8,200 vehicles.

Take advantage of this unique property that checks all the boxes for a thriving business. The possibilities are endless thanks to the office space and storage capabilities.

**Call Cody Bellipanni or Wilson Britt today for additional information and to schedule a showing!**



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SUNFLOWER COUNTY, MISSISSIPPI



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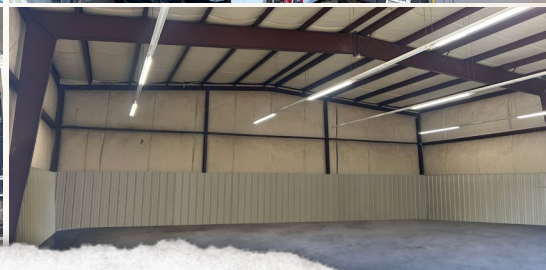
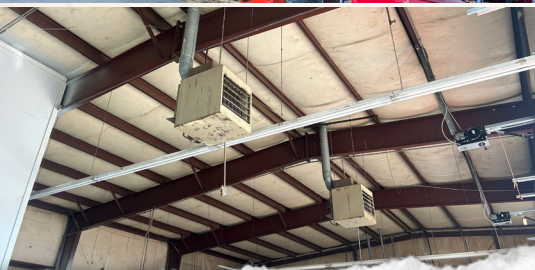
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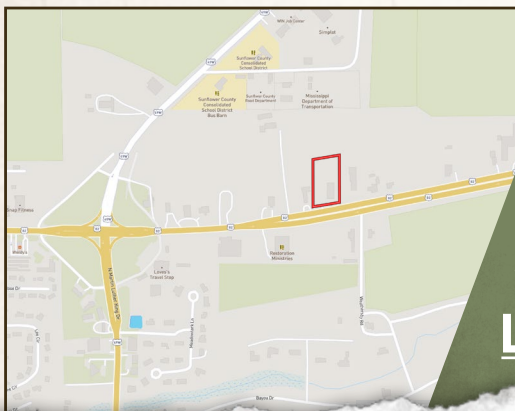
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SUNFLOWER COUNTY, MISSISSIPPI

land id. LINK



Driving Directions from Greenwood, MS: Travel south on Main Street toward E Henry Street for 0.8 miles. Turn right to merge onto US-49E N/US-82 W. Continue to follow US-82 W for 28.5 miles. Turn right and the destination will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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